



Hurfords

Southwell Way, Uppingham, Oakham Freehold £330,000



# Key Features



- Ready to move into
- Semi detached
- Off street parking
- Garage
- Three double bedrooms

Uppingham offers an excellent range of independent shops, cafés, bars and restaurants, providing a vibrant yet welcoming community atmosphere. The property is also ideally placed for a number of well-regarded schools in the area, including local primary schools and the renowned Uppingham School, making it an excellent choice for families.

The property itself benefits from off-road parking and a garage, adding practicality to its already impressive list of features.

Upon entering, you are welcomed into the entrance hall which leads directly into the stylish and modern downstairs living space. The living room is beautifully presented, offering a warm and inviting environment for relaxing or entertaining.

From here, you move seamlessly into the contemporary kitchen diner, thoughtfully designed





to create a sociable heart of the home. The kitchen also benefits from a small utility area and a convenient downstairs WC. French doors open out to the rear garden, allowing natural light to flood the space and providing easy access to outdoor living.

The rear garden is well-maintained and predominantly laid to lawn with a patio area, offering a pleasant and private space ideal for families, entertaining, or simply enjoying the warmer months.

On the first floor, there are two generous double bedrooms along with a well-appointed family bathroom with bath and separate shower. The second floor is dedicated to an impressive master suite, generously proportioned and beautifully finished. This space includes a dressing area, currently utilised as a work-from-home area, as well as a modern ensuite shower room - creating a private and versatile retreat.

Overall, this is a clean, modern and immaculately presented home that is truly ready to move into. Early viewing is highly recommended to fully appreciate the quality, space and superb location this fantastic property has to offer.



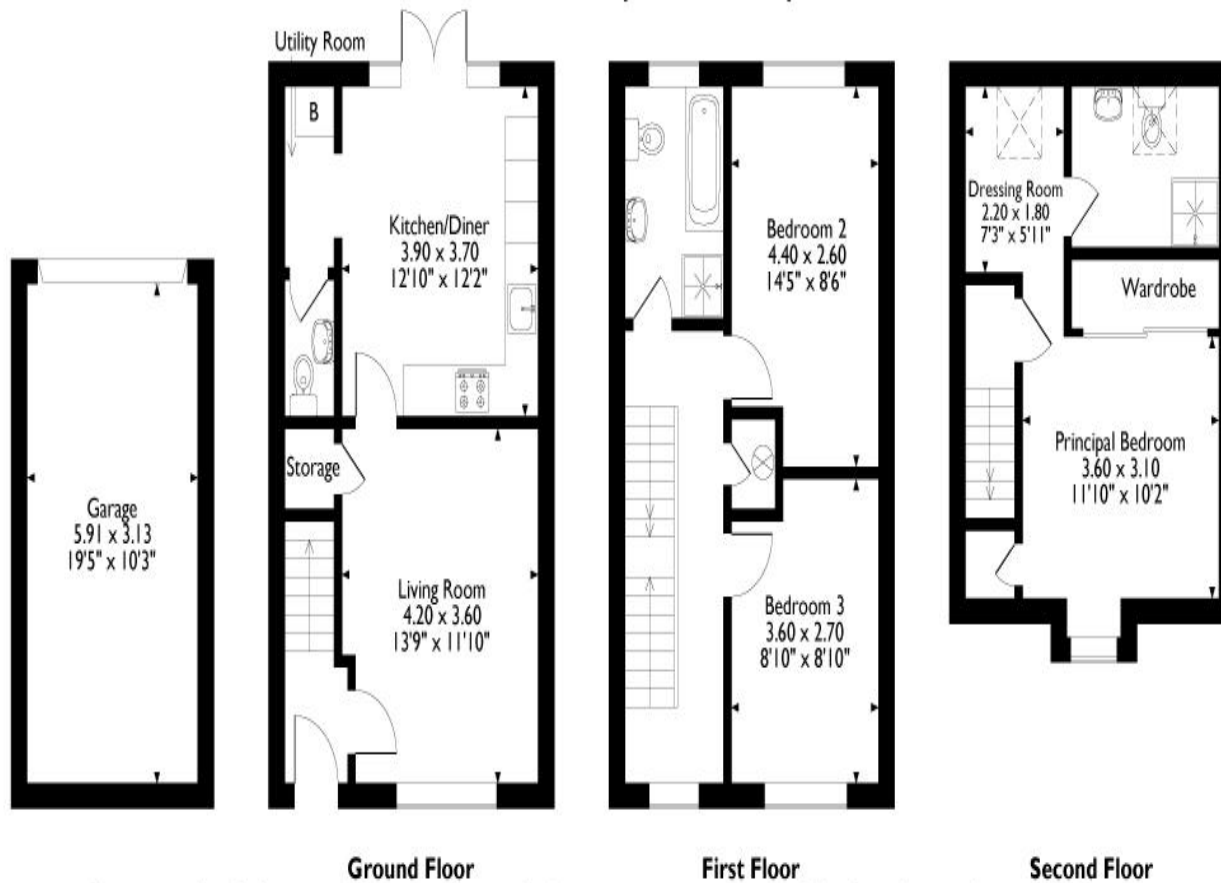
7, Southwell Way, Uppingham, Oakham

Approximate Gross Internal Area

Main House = 105 Sq M/1130 Sq Ft

Garage = 18 Sq M/194 Sq Ft

Total = 123 Sq M/1324 Sq Ft



Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



# Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

 21 High Street East, Uppingham, Oakham, Leicestershire, LE15 9PY

 [uppingham@hurfords.co.uk](mailto:uppingham@hurfords.co.uk)

 [www.hurfords.co.uk](http://www.hurfords.co.uk)



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU102232 - 0003

